

Design and Access Statement

Site: 30 Salmon's Leap, Calne, Wiltshire SN11 9EU

Reference: ENF/2026/00764 dated 22 July 2026

Proposal: Retrospective Application for the Relocation of an External Boundary Wall and Change of Use of Amenity Land to Residential Curtilage, as per title deeds.

Document Purpose: This statement is submitted in support of a retrospective planning application. It demonstrates how the development responds to its context, maintains the local character of Wiltshire, incorporates environmental enhancements, and strictly adheres to local and national planning policies.

1. Introduction & Context

This Design and Access Statement accompanies a retrospective application for the relocation of an external boundary wall and the associated incorporation of a small parcel of amenity land into the current residential curtilage at 30 Salmon's Leap, Calne, as per the title deeds.

The reconstruction of the wall was born out of structural necessity. The previous boundary structure, built approximately in 2003 - 04 some 13+ years ago, suffered from inadequate foundation depth and a lack of structural tie-ins. These historic defects were severely exacerbated by recent extreme hot weather in the last couple of years, the shrinkage known as Soil Moisture Deficit (SMD), acting upon the local clay sub-soil, resulting in severe bowing and structural failure due to heave and subsidence. The wall was carefully dismantled and re-sited slightly from its original footprint (149cm) to ensure long-term structural integrity, fully within the property's legal boundaries, with a deeper and more secure foundation.

2. Design, Scale, and Appearance

Amount and Scale

The reconstructed wall has been designed to reflect standard residential enclosures. The structure maintains a maximum height of 1.89 meters (measured from the internal ground level), which sits comfortably within the standard 2.0-metre limitation generally permitted for boundary treatments not directly fronting a highway. The scale is proportionate, are the same height as prior, creating no overbearing or overshadowing impact on neighbouring habitable windows or gardens.

Appearance, Materials, and Local Character

A fundamental principle of this reconstruction was the preservation of the local visual amenities and the broader street scene of Calne. To achieve this, a highly sustainable approach was adopted:

- **Material Re-use:** The original bricks were meticulously cleaned of old mortar as well as bounding and re-used, ensuring absolute visual continuity with the host dwelling and adjacent properties.
- **Wiltshire Vernacular:** New Cotswold cream stone chips have been introduced to the base and surrounding areas of the property, replacing the previous plumb slate. This localised material integrates the property far more successfully into the traditional Wiltshire architectural vernacular.
- **Finishing Details:** A newly installed side gate has been carefully colour-matched to the property's front door, maintaining a cohesive and considered aesthetic.

3. Heritage and Environmental Factors

Heritage Statement

The site does not lie within a designated Conservation Area, nor does it affect the setting of any Listed Buildings. By retaining the original brickwork and utilising native Cotswold cream stone chip, the minor development is highly respectful of the area's established character, causing no harm to the historic or architectural significance of the wider locality.

Environmental and Ecological Enhancements

In accordance with the National Planning Policy Framework's (NPPF) requirement to achieve a net gain in biodiversity, significant ecological improvements have been made concurrently with the boundary works:

- A wildflower meadow was established on the bank outside the property three years ago and is actively maintained.
- Over 2,000 spring bulbs have been planted over the past four years to enhance the public realm and support local pollinators.
- The immediate area was re-seeded with native grass.

These initiatives provide a substantial, localised ecological uplift, far exceeding standard requirements for a minor boundary application.

4. Layout and Amenity Protection

The repositioned wall remains entirely within the property's legal curtilage. It does not encroach upon any public highways, footpaths, or third-party land. Crucially, the repositioning has been

managed alongside a formal, signed Party Wall Agreement with the adjoining neighbour. (Mr. Andrew Rose, 32 Stickleback Road Calne Wiltshire SN11 9RB.) This civil safeguard guarantees structural consensus and ensures that the layout causes no loss of privacy, outlook, or right to light for adjoining residents.

5. Access and Safety

The development has zero negative impact on the existing local highway network. Pedestrian and vehicular access, visibility sprays, and provisions for bin storage and emergency services remain completely unaffected.

Furthermore, the newly installed side gate was specifically introduced to meet new strict health and safety standards regarding emergency escape routes, ensuring full compliance with UK Building Regulations (Approved Document B). as it functioned as a "landlocked" courtyard as there was no physical way to escape from the garden to a public highway, in case of fire.

6. Flood Risk Assessment

This assessment has been adapted for 30 Salmons Leap, Calne, Wiltshire, SN11 9EU to focus precisely on the risks, impacts, and rules relevant to boundary wall construction: **Low Impact Status**

- Reconfirms the property sits securely within Flood Zone 1 (**Very Low Risk**). Moving a non-habitable structure like a boundary wall carries no internal floor level requirements or risk to human occupants.
- The new wall alignment ensures it will not act as an unintended dam or barrier.
- The footings and layout will not impede local pluvial (surface water) flow pathways.
- Drainage Strategy (SuDS Compliance): that any natural runoff paths are maintained preventing pooling on my land or neighboring curtilages.
- Please see appendix A which shows the FRA carried out when the property was bought, buy moving the wall 149cm this does not impact this assessment.

7. Conclusion

This retrospective development represents a necessary, sustainable, and sensitively designed intervention. It resolved a dangerous structural failure through the recycling of existing materials, whilst introducing high-quality local Cotswold stone chippings and remarkable biodiversity enhancements.

The development protects all neighbour amenities, complies with local design policies, and causes no planning harm to the character of the area. We respectfully request that retrospective planning permission be granted.

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